

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – May 14, 2008
Fresno City Hall, Conference Room 2165N (Rm. ‘A’ – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:05 p.m.

Commissioners

Present:	Gwen Morris, CHAIR Blanche Milhahn, VICE-CHAIR Keith Chun, Commissioner Wayne Jones, Commissioner	Absent:	Daniel Payne, Commissioner Armando Rodriguez, Commissioner
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Staff

Present:	Claudia Cazares, Interim Manager Housing and Community Development Linda Lawrence, Recording Secretary	Absent:	
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B. COMMUNICATIONS

None.

C. APPROVAL OF MINUTES

1. Minutes of April 9 and 23, 2008, were approved as presented.

D. GENERAL ADMINISTRATION

1. **Agenda Item No. D1 was removed from the HCDC agenda by Housing and Community Development.**
2. **HOUSING AND COMMUNITY DEVELOPMENT CONSIDER RECOMMENDING THAT THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY TAKE THE FOLLOWING ACTIONS:**
 1. **THE AGENCY AND COUNCIL JOINTLY ADOPT A RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW, AUTHORIZING THE AGENCY'S INSTALLATION OF PUBLIC IMPROVEMENTS IN CEDAR AVENUE GENERALLY BETWEEN MUSCAT AND MALAGA AVENUES WITHIN AND OUTSIDE OF THE SOUTH FRESNO INDUSTRIAL REVITALIZATION REDEVELOPMENT PROJECT AREA**
 2. **AWARD CONTRACT IN THE AMOUNT OF \$332,190 TO KELLY C. BROYLES CONSTRUCTION, INC, FOR THE EXTENSION OF THE 14-INCH TRANSMISSION GRID WATER MAIN IN CEDAR AVENUE GENERALLY BETWEEN MUSCAT AND MALAGA AVENUES WITHIN AND OUTSIDE THE SOUTH FRESNO INDUSTRIAL REVITALIZATION REDEVELOPMENT AREA. BID FILE # 2783 (AGENCY)**

Art Wahlenmaier, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that RDA and City Council adopt a resolution making certain findings pursuant to the Community Redevelopment Law, authorizing RDA's installation of public improvements on Cedar Avenue between Muscat and Malaga Avenues. This area is outside of the South Fresno Industrial Revitalization Redevelopment Project Area. RDA staff also recommends that HCDC award a contract of \$332,190 to Kelly C. Broyles Construction, Inc., for the construction of the 14-inch water main. Initially, this project was approved to support the relocation and expansion of the Old Dominion Freight Lines on 15 acres located on the east side of Cedar Avenue south of Central Avenue. Currently, there is another developer that is interested in developing approximately 100 acres at the northwest corner of Central and Cedar Avenues for an industrial business park. The timing for the water main has prompted the interest in property owners for development of their properties. Commissioners had questions and discussion followed. Preston Prince, Fresno Housing Authority, assisted in answering Commissioners' questions.

Motion: Motion was made to recommend approval of Item D2 by Vice-Chair Milhahn.
Second: Commissioner Chun seconded the motion.
Ayes: Morris, Milhahn, Chun, Jones
Noes: None
Abstain: None
Absent: Payne, Rodriguez

3. **CONSIDER RECOMMENDING THE AGENCY ADOPT A RESOLUTION APPROVING 5TH AMENDMENT TO THE REDEVELOPMENT AGENCY CONTRACT WITH THE CITY AND COUNTY HOUSING AUTHORITY THE MAJOR/MINOR REHABILITATION INFILL/BOARDED UP HOUSING PROGRAM**

Chad Wakefield, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that RDA adopt a resolution approving 5th Amendment to the RDA contract with the Fresno City and County Housing Authority to extend the base year of the contract for three years with the option for an additional two years. The Community Housing Partnership program between RDA and the Fresno Housing Authority began approximately eight years ago as a way to implement the expenditure of housing set-aside funds primarily for minor and major rehabilitation of owner-occupied housing. The program has expanded to include the acquisition of infill properties for development of owner-occupied infill homes and boarded-up properties to be rehabilitated and resold to low- and moderate-income families. The eight-year program has been successful with 1,474 projects completed to date. The program is well-received by the community, RDA and the City Council. The extension of the contract will enable the program to 1) Increase the minor rehabilitation grant amounts from \$6,500 to \$8,500; 2) Increase the major rehabilitation loan amounts from \$29,500 to \$39,500; 3) Expand the boundary of the minor rehabilitation program within a one mile area of the RDA project areas and Community Development Block Grant areas with priority given to RDA project areas, extremely low-income, very low-income and senior home owners; 4) Introduce the Pilot Multi-family Rehabilitation Program providing loans of up to \$5,000 per unit for multiple family developments, which would house extremely low- and very low-income tenants in RDA area; and 5) Introduce the Work-Force Housing Gap Funding Program to assist low- to moderate-income families obtain housing that meets their needs. Commissioners had questions and discussion followed. Nancy Andersen, Fresno Housing Authority, assisted in answering Commissioners' questions.

Motion: Motion was made by Vice-Chair Milhahn to recommend approval of item D3 with an amendment to the RDA contract with the Fresno City and County Housing Authority for the Community Housing Partnership Program from July 1, 2008 through June 30, 2011. Modification to the third item to read: Minor Rehabilitation services funded by 20% Set Aside monies would be available for use only within the Redevelopment Project Areas, unless otherwise allowed by the Specific Redevelopment Area Plan for use in adjacent areas. Priority shall be given to extremely low-income, very low-income and senior home owners.

Second: Commissioner Chun seconded the motion.

Ayes: Morris, Milhahn, Chun, Jones

Noes: None

Abstain: None

Absent: Payne, Rodriguez

4. **Agenda Item No. D4 was removed from the HCDC agenda by the Redevelopment Agency.**

E. INFORMATIONAL REPORTS

1. **CONSIDER AWARDDING CONTRACT TO THE LOWEST RESPONSIBLE BIDDER FOR BID FILE NUMBER 8989, PROPERTY MAINTENANCE AND WEED CONTROL FOR RDA PROPERTIES THROUGHOUT THE CITY OF FRESNO**

Richard Yee, Redevelopment Agency, had presented a report to Commissioners at the April 23, 2008 HCDC meeting. An informational sheet was provided to the Commissioners identifying the recipient of the contract award. There was no presentation given for the item at this meeting.

2. Claudia Cazares, Housing and Community Development, handed out a flyer advertising the Southeast Growth Area (SEGA) workshop on June 10, 2008.

F. COMMISSIONERS' ITEMS

1. Vice-Chair Milhahn reported that "Livable Places Update", produced by the local government commission, mentioned the preparation of a Green Element for the General Plan. Ms. Milhahn asked that the Planning and Development Department give an informational presentation to the HCDC regarding this matter, since it is mentioned in the Housing Element and deals with community development. Claudia Cazares, Housing and Community Development, agreed to ask the co-chairs of the Fresno Green Committee to give an informational presentation to the HCDC. Chair Gwen Morris inquired about the HCDC receiving a final copy of the plan once the updates have been completed.

G. UNSCHEDULED ORAL COMMUNICATIONS

1. Preston Prince, Fresno Housing Authority Executive Director, introduced himself to HCDC Commissioners and gave a presentation of his professional background. Chair Morris welcomed him on behalf of HCDC.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **May 28, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:50 p.m.

Attest: Gwen Morris, CHAIR

Attest: Claudia Cazares, Interim Manager
Housing and Community Development